103.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,569,600	/	1,569,600
USE VALUE:	1,569,600	/	1,569,600
ASSESSED:	1,569,600	/	1,569,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASLANOBA EDA
Owner 2:	KILIC METIN
Owner 3:	
Street 1:	82 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLD MIDDLESEX DEVELOPMENT LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains 13,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Copm. Clap Exterior and 4749 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13800.000	949,300		620,300	1,569,600
Total Card	0.317	949,300		620,300	1,569,600
Total Parcel	0.317	949,300		620,300	1,569,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.51 | /Parcel: 330.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66270
GIS Ref	
GIS Ref	
Insp Date	06/14/17

!8204!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	949,900	0	13,800.	620,300	1,570,200	1,570,200	Year End Roll	12/18/2019
2019	101	FV	801,800	0	13,800.	620,300	1,422,100	1,422,100	Year End Roll	1/3/2019
2018	101	FV	743,400	0	13,800.	531,700	1,275,100	1,275,100	Year End Roll	12/20/2017
2017	101	FV	254,600	0	13,800.	496,200	750,800	750,800	Year End Roll	1/3/2017
2016	101	FV	254,600	0	13,800.	425,300	679,900	679,900	Year End	1/4/2016
2015	101	FV	238,600	0	13,800.	381,000	619,600	619,600	Year End Roll	12/11/2014
2014	101	FV	238,600	0	13,800.	352,700	591,300	591,300	Year End Roll	12/16/2013
2013	101	FV	238,600	0	13,800.	336,300	574,900	574,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8204

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLD MIDDLESEX D	69648-2		7/21/2017		1,650,000	No	No		
SIMON JONATHAN,	67056-253		4/7/2016	Change>Sale	630,000	No	No		
SIMON JONATHAN	52254-103		2/18/2009	Family	99	No	No		
RICIGLIANO ROBE	32009-513		11/8/2000		430,000	No	No	4	
LEGERE RITA	27109-542		3/5/1997		281,500	No	No		Y

PRINT

Date	Time
12/10/20	22:46:59

LAST REV

Date	Time
04/09/20	12:43:33
apro	

USER DEFINED

Prior Id # 1:	66270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/16/2016	2036	New Buil	375,000	O				NEW SINGLE FAM HOM
7/29/2016	1048	Foundati	15,000		7/29/2016			Foundation only fo
6/24/2016	872	Demoliti	10,000					
1/23/1999	39	Porch	4,000					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2017	Measured	DGM	D Mann
6/14/2017	Permit Visit	DGM	D Mann
3/15/2017	SQ Returned	EMK	Ellen K
3/4/2009	Meas/Inspect	163	PATRIOT
2/27/2009	Measured	163	PATRIOT
2/18/2001	MLS	MM	Mary M
10/26/1999	Meas/Inspect	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13800		Sq. Ft.	Site		0	70.	0.64	4			Golf co	25	Topo	-15			620,290						620,300	

Total AC/HA:	0.31680	Total SF/SM:	13800	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	620,290	Spl Credit		Total:	620,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN/TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.89288688
Const Adj.:	0.98184246
Adj $ / SQ:	109.584
Other Features:	126164
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	960832
Depreciation:	11530
Depreciated Total:	949302

COMMENTS

BK; 8343 PG; 108 648-8174.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	

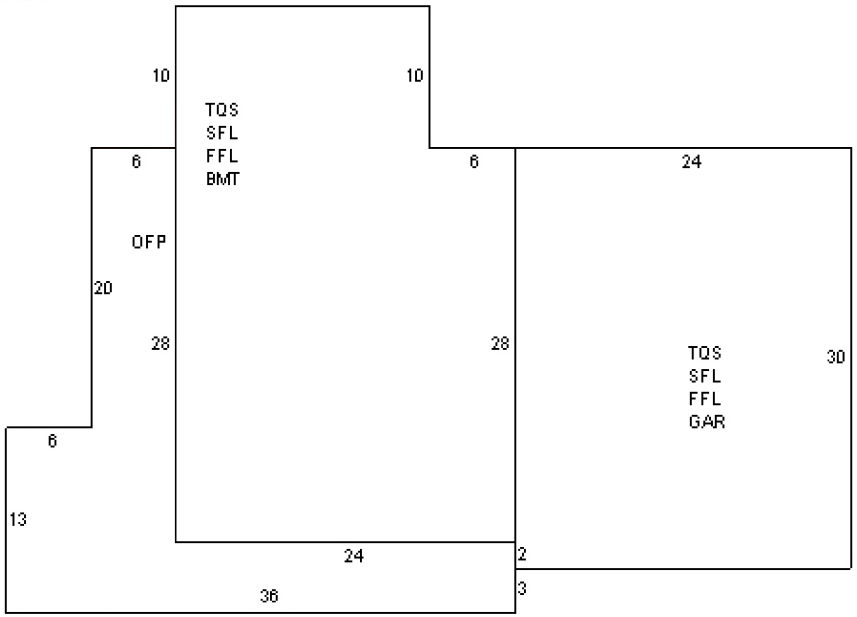
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.99
Special Features:	0	Val/Su Net:	150.90
Final Total:	949300	Val/Su SzAd	219.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,572	109.580	172,266
SFL	Second Floor	1,572	109.580	172,266
TQS	3/4 Story	1,179	109.580	129,200
BMT	Basement	852	43.560	37,113
GAR	Garage	720	18.140	13,059
OFP	Open Porch	396	20.290	8,035

Net Sketched Area:	6,291			Total:	
Size Ad	4323	Gross Are	11664	FinArea	4749

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc